

**EL PASO COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
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10/16/2023

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification including date, time, and location, prior to any future public hearing(s) regarding this proposal. Details for the project are listed below.

**PCD File No.:** SKP234, Southern Colorado Dual-Service Rail Park Sketch Plan

**Project description:** Sketch Plan for the Southern Colorado Rail Park (SCR) project to include a new railroad spur through the property to service Fort Carson and associated railroad-oriented heavy and light industry and commercial uses.

**Applicant name(s):**

EDW C Levy Co D/B/A Schmidt Construction Inc  
Steve Weiner  
8800 Dix Avenue  
Detroit, MI 48209  
SWEINER@EDWCLEVY.NET  
(313) 429-2600

**Representative:**

N.E.S. INC  
Andrea Barlow  
619 N. Cascade Ave. Suite 200  
Colorado Springs, CO 809063  
ABARLOW@NESCOLORADO.COM  
(719) 471-0073

**Tax ID/Parcel Nos.:** 6600000004, 6600000008, 6600000009, 6600000010, 6600000011, 6600000012, 6600000014, 6600000040, 6600000041, 6600000046, 6600000047, and 6600000048.

**Location of project:** From the Santa Fe Ave interstate exit, west of I-25, south of Charter Oak Ranch Road and north of Military Reservation Boundary Road. The area is immediately west of the Ray Nixon Power Plant and is surrounded by Fort Carson Military Base on the northern, western, and southern property lines.

**Zoning District:** A-5 (Agricultural) and RR-5 (Residential Rural) with CAD-O (Commercial Airport Overlay).

**Land size:** Approximately 3,100 acres.

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/190618>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,



Kari Parsons – Senior Planner  
El Paso County Planning & Community Development  
KariParsons@elpasoco.com  
(719) 520-6306

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

**NOTICE OF LAND-USE APPLICATION**

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	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b>          FILE NO: SKP234          TYPE: SKETCH PLAN  <b>PROJECT NAME:</b>          SOUTHERN COLORADO          DUAL-SERVICE RAIL          PARK SKETCH PLAN  <b>PARCEL NOS:</b>          MULTIPLE, SEE INSIDE  <b>ADDRESS:</b>          MULTIPLE, SEE INSIDE          FOR A DESCRIPTION          OF THE AREA</p>	